

**Town of New Glarus
Plan Commission Minutes
Thursday, March 22, 2012
6:30 P.M.**

Attendance: Keith Seward, Bob Elkins, Duane Sherven, and Dean Streiff (Alternate).
Absent: John Ott, Goff Thompson, Reg Reis, and John Freitag.

Also attending: Dale Hustad, and Diane Ziehli (Deputy-Clerk/Plan Advisor).

Chair Keith Seward brought meeting to order at 6:34 p.m.

1. Review Proper Posting – confirmed by D. Ziehli, Deputy-Clerk.
2. There were no public comments.
3. Chair K. Seward questioned the wording in paragraph #5 regarding the R. Hauser property splits. Amendment should read that the new CSM show the 1st lot parcel is a neighbor exchange with son Nicolas Hauser, and the 2nd lot parcel sold to a private party. No objections. Motioned by Bob Elkins to approve read and amended minutes of 2/23/12, seconded by Dean Streiff. Motion carried.
4. John & Arlene Marty Review
Update from K. Seward on the John Marty property divisions exception affidavit. John Marty has contacted Al Lienhardt to accommodate the review and completion of affidavit.
5. Continuing Discussion of Trailer Issue – Definitions
Research by Chair Seward on the Green County zoning ordinances for mobile home trailers;
 - Green County does not allow mobile home trailers in residential zones. Only allowed in the agricultural zones.
 - Only permitted in areas with water and sewer connections.
 - Green County allows double-wide homes, considered a single residence, with wheels and axles completely removed.
 - Also the stipulation that both property lot and single-wide home have same ownership.
 - The Town of New Glarus; Chapter 110 Land Use Ordinance states that **only single-family detached dwelling can be included in a cluster development.**
 - The ETZ ordinance states a single family dwelling (double-wide unit) is subject to normal density standards. The regulated footage allowed is 1200 square feet.

K. Seward commented on the question asked at last month's meeting; Was a permit issued to Donald Buesser for the mobile home on property due to the loss of his home to fire? Yes, a permit was issued and recorded in year 2000.

The question being asked of the planning committee; is there interest in the Town of New Glarus allowing mobile homes? Is there a possible violation in our town plan of being accused of excluding affordable housing? The comment was made that action and discussion of this mobile home issue by the entire planning members should be voted on by all members. Discussion is tabled for next month's meeting. No objection.
6. Revision of Driveway Ordinance
Continued discussion on driveway ordinance changes. Mark Roffers proposed the following revisions for the Town of New Glarus, Chapter 36; Driveways. Refer to the following proposed revisions:

§ 36-2 Purpose and applicability.

c. Within the Village of New Glarus ETZ area, applicable provisions of the Village's Zoning ordinance also apply, with the more restrictive provisions applying in the event of a difference between the Town's Driveway Ordinance and the Village's Zoning Ordinance.

§36-5 Construction specifications.

a. An engineer's plan showing adequate erosion control measures is required for any segment of the proposed driveway which disturbs land with a grade of more than 20% unless waived by the Town.

g. The maximum length of a driveway in the ETZ area shall be 1,300 feet.

r. Driveway locations shall be consistent with all applicable plans and official maps, including the Village's Official Map for areas in the ETZ area.

§36-9 Variances

f. Such variances shall be granted only if they do not impair the intent and purpose of this chapter, the desirable general development of the Town in accordance with any Town plan, or the Zoning Ordinances of Green County. Variances for lands in the ETZ area shall be granted only if they are in compliance with the ETZ Code and the Village of New Glarus' comprehensive plan, zoning ordinance or official map.

Attorney Hustad commented that variances granted should be based on Chapter 110 exceptions. The Board should not agree to approve variances if they don't appear clear. If a variance does not impair with the intent and purpose of Town ordinances, Chapter 36, ETZ ordinances, Village of New Glarus comprehensive plan and the Town comprehensive plan.

Question being asked of the committee; do we decide on a uniform driveway ordinance with the Village of New Glarus?

With no further objection, Chair Keith Seward recommended the planning board present our comments and concerns to the Village before adopting and approving the revisions of the Driveway Ordinance. It was agreed to propose in writing the Town of New Glarus concerns and submit to Mark Roffers, and Nic Owen, Village of New Glarus.

Updates

The Joint Negotiations Committee meet Wednesday, March 21, 2012 with no quorum. Storm water issues were discussed per Travis's recommendation. This opened up questions as to how the Town should handle responsibilities and authority regarding storm water boundaries. Who is responsible for the municipality ordinances? Water run-off on Village land impacts the Town.

If development occurs, the Town will be responsible for keeping up road conditions and repairs prior to annexation. Building the roads at the highest standards will require less road maintenance in the future. A recommendation requiring the Town to improve and maintain roads to a pazor rating of 6 at the time of annexation was proposed. Seal-coating is recommended. D. Hustad commented that the Village does receive highway aide from the state.

Chair Seward asked if any additions or corrections; no objections.

Attorney Hustad received attorney's viewed draft and notes from Roffers. D. Hustad to reply to Mark Roffer by the 1st of April, 2012. It was agreed to request from M. Roffer, all the Town's revisions before the ordinance is approved and passed. An overview agreement of the CBA Plan will be drafted and reviewed by the Jt. Negotiation Committee at their next meeting.

Set Next Meeting Date and Agenda

The next meeting will be Thursday, April 19, 2012 at 6:30p.m. Agenda items include: Review of Continued Driveway Ordinance, Legal review of John Marty request, Continued Mobile Homes discussion.

Meeting adjourned at 7:45 p.m. on a motion by Bob Elkins, 2nd by Duane Sherven. Motion carried.